LOT 5 EMERALD LAKES S/D.
795-1450, 795-1452, LE 1469-364

RAYMER LLOYD BAXTER/RAYMER JEANETTE A
196 NW WINDING PL
LAKE CITY, FL 32055

2026

28-3S-16-02372-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

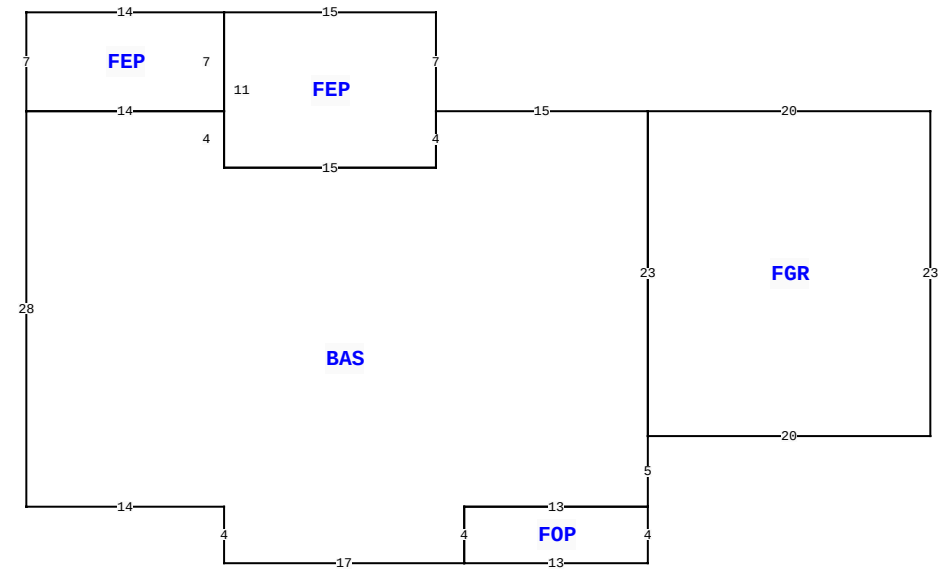
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100		1,240	116,259
FEP	98	80		78	7,313
FEP	165	80		132	12,376
FGR	460	55		253	23,721
FOP	52	30		16	1,500
TOTALS	2,015			1,719	161,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,719	121.3240	135.88	233,578	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 1995 Heated Area: 1240 HX Base Yr 1995



196 NW WINDING PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		161,169
TOTAL MARKET OB/XF VALUE		7,608
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		203,777
SOH/AGL Deduction		81,088
ASSESSED VALUE		122,689
TOTAL EXEMPTION VALUE	13 HX HB	122,689
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		203,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32588	MAINT/ALTR	30	01/05/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1469/364	6/14/2022	LE	U	I	14	0
GRANTOR: RAYMER LLOYD BAXTER (						
GRANTEE: RAYMER LLOYD & ANNI						
0795/1452	9/09/1994	WD	Q	I		70,300
GRANTOR: NORTH CONSTRUCTION						
GRANTEE: LLOYD BAXTER & JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FEP= N7 W15 S11 E15N4$ S4 W15 N4 FEP= N7 W14 S7 E14 $ W14 S28 E14 S4 E17 FOP= E13 N4 W13 S4$ N4 E13 N5FGR= E20 N23 W20 S23$ N23$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0210	GARAGE U	0	100	24	16	1.00	UT	0.00	0.00	100	0	0	3	100	2,112	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,475.00	2,475.00	85	0	0	3	85	2,104	
3	0166	CONC,PAVMT	0	100	12	95	1,140.00	UT	2.00	2.00	90	1994	1994	3	90	2,052	
4	0252	LEAN-TO W/	0	100	7	16	112.00	UT	2.00	2.00	100	1994	1994	3	100	224	
5	0169	FENCE/WOOD	0	100	0	0	248.00	UT	7.50	7.50	60	1994	1994	3	60	1,116	

LAND DESCRIPTION

TOTAL OB/XF 7,608

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/29/2018 BY KR Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS